



# **PLANNING COMMISSION AGENDA REPORT**

*III. 3.*

MEETING DATE: MAY 22, 2006

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-06-20 AND PARCEL MAP PM-06-157  
165 EAST WILSON STREET, UNITS A AND B

DATE: MAY 11, 2006

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER 714.754.5136

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## **DESCRIPTION**

The applicant proposes to convert an existing duplex into condominiums with a parcel map, which would allow the units to be sold independent of one another.

## **APPLICANT**

Keith Randle is the property owner and applicant for this project.

## **RECOMMENDATION**

Approve by adoption of Planning Commission resolution, subject to conditions.

WENDY SHIH  
Associate Planner

KIMBERLY BRANDT, AICP  
Acting Asst. Development Services Director

## PLANNING APPLICATION SUMMARY

Location: 165 East Wilson Street Application: PA-06-20/PM-06-157

Request: Conversion of a two-story duplex into condominiums with a parcel map to facilitate the conversion.

### SUBJECT PROPERTY:

### SURROUNDING PROPERTY:

Zone: <u>R2-MD</u>	North: <u>R2-MD Multiple-family residential</u>
General Plan: <u>Medium Density Residential</u>	South: <u>R2-MD Multiple-family residential</u>
Lot Dimensions: <u>70 ft. by 129 ft.</u>	East: <u>R2-MD Multiple-family residential</u>
Lot Area: <u>9,030 sq. ft.</u>	West: <u>R2-MD Multiple-family residential</u>
Existing Development: <u>Two-story duplex with 6 garage spaces.</u>	

### DEVELOPMENT STANDARD COMPARISON

Development Standard		Required/Allowed	Proposed/Provided
Lot Size:			
Lot Width	60 ft	70 ft	
Lot Area	6,000 sq. ft.	9,030 sq. ft.	
Density:			
Zone	1 du/3,630 sq. ft.	1 du/4,515 sq. ft.	
General Plan			
Lot Coverage:			
Building	N/A	32% (2,845 sq.ft.)	
Paving	N/A	28% (2,488 sq. ft.)	
Open Space:	40% (3,612 sq. ft.)	41% (3,697 sq. ft.)	
2 <sup>nd</sup> to 1 <sup>st</sup> floor ratio*:	80% x 2,845 sq. ft. = 2,276 sq. ft.	44% (1,260 sq. ft.)	
Building Height:	2 stories/27 ft.	2 stories/25 ft.	
Setbacks:			
Front	20 ft.	19 ft.**	
Side (left/right) – 1 <sup>st</sup> story	5 ft./10 ft.	5 ft. /15 ft.	
Side (left/right) – 2 <sup>nd</sup> story	10 ft. avg./10 ft. avg.	10 ft. avg./40 ft. avg.	
Rear – 1 <sup>st</sup> story	10 ft.	11 ft.	
Rear – 2 <sup>nd</sup> story	20 ft.	22 ft.	
Driveway Width:	16 ft.	16 ft.	
Driveway Landscaping:	10 ft. combined (5 ft. & 3 ft. on sides) ***	10 ft. combined (7 ft. & 4 ft.) ***	
Parking:			
Covered	2	6	
Open	5	1	
Guest	1	1	
TOTAL	8	8	

CEQA Status	<u>Exempt Class 1</u>
Final Action	<u>Planning Commission</u>

- \* Residential design guideline
- \*\* Minor modification previously approved to allow 1 ft. encroachment for front porch.
- \*\*\* Minimum of 5 ft. on house side and 3 ft. on other side of driveway; 10 ft. combined.

## **BACKGROUND**

The subject property is located near the southeast corner of Elden Avenue and East Wilson Street. On December 21, 2004, Planning staff approved a development review (DR-04-15) for the construction of a two-story duplex on the property. Construction of the duplex was completed in November 2005 and both units are currently occupied. The property owner proposes to convert the units into condominiums. The Code was recently revised to allow two units to be constructed or converted into condominiums.

Pursuant to Code Section 13-42(g), Planning Commission review is required when occupied apartments are proposed to be converted to a common interest development. The review is required to confirm compliance with applicable development standards and to consider potential impacts on the rental housing supply and displacement of tenants if the City's vacancy rate is below 3%.

The owner is also processing a parcel map that will facilitate the conversion. The proposed map will subdivide the airspace to allow the individual units to be sold independent of one another.

## **ANALYSIS**

Condominium projects must comply with additional development standards above those applicable to apartments. These additional development standards include provision of a minimum 10-foot by 10-foot private open space for each unit, and provision of on-site lighting. The project already complies with the common interest development requirements. The project is also in compliance with all applicable residential development standards and design guidelines.

There is concern that conversions may potentially diminish the supply of rental housing and displace long-term residents unreasonably, particularly senior citizens, low- and moderate-income families, and families with school-age children. Consequently, City Council established a "critical vacancy rate" of 3% as the threshold for discouraging conversion of apartments to common interest developments. When the citywide rental vacancy rate is 3% or less, Planning Commission may deny any requested conversions. The 2000 census data indicates the City's rental vacancy rate is 2.8%.

The tenants are currently paying \$2,450 and \$2,650 a month in rent for the 3-bedroom units. The current affordable rental rates for 3-bedroom units are \$979 for very-low income and \$1,992 for moderate-income persons as established by United States Department of Housing and Urban Development (HUD). Based on this information, the monthly rents for the existing units exceed the affordable rental rates for very-low, low, and moderate-income households. Therefore, the conversion of the units would not result in a loss of affordable rental units. Staff believes that since none of the tenants has occupied either of the units for more than 6 months and there are no senior citizens or school-age children residing on the property, conversion of the units would not displace residents unreasonably. However, staff recommends a condition requiring the

owner offer right of first refusal to buy a unit to the tenants, with terms more favorable than those offered to the general public. If the tenants confirm that they are not interested in purchasing the units, the property owner will be required to pay the registration fee for an apartment referral service. It is staff's opinion that conversion of the units into condominiums will not substantially diminish the supply of rental housing and displace residents unreasonably since 60% of the City's housing units are renter occupied (40% is generally the norm) and General Plan Goal LU-1A.4 seeks to "improve the balance between rental and ownership housing opportunities".

As required by Code, a property inspection report as well as a termite report was submitted, and a City property inspection report was prepared. Since the duplex was constructed less than 6 months ago, it complies with all current code requirements and there is no evidence of termite infestation.

If the Planning Commission approves the conversion, the parcel map will facilitate the ownership housing project. The map is in compliance with the requirements of the Subdivision Map Act and Chapter XI (Subdivision) of the Zoning Code. Conditions are included requiring common maintenance of open space, parking, and driveway areas, as well as requiring a provision in the CC&Rs regarding use of garages for parking only.

### **GENERAL PLAN CONFORMITY**

Approval of the conversion will satisfy General Plan Goal LU-1A.4 that encourages additional home ownership opportunities in the City. The proposed conversion meets the General Plan's Land Use and Housing Elements goals and objectives for additional ownership housing and will improve the balance between rental and ownership housing opportunities within the City. The units, whether utilized as apartments or condominiums, are consistent with the current Medium Density General Plan land use designation.

### **ALTERNATIVES**

The units could continue to be rented if the applicant's request is denied.

### **ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities.

### **CONCLUSION**

All on-site development was approved under Development Review DR-04-15. The project is in compliance with all common interest development requirements. Conversion of the apartments will result in additional home ownership opportunities and balancing the ratio of rental to ownership housing within the City. Additionally, current tenants will be offered right of first refusal to purchase a unit, or the property owner will pay registration

fees for an apartment search service to help the tenants find a new apartment if they decline the purchase offer. The parcel map is also in compliance with applicable State and City requirements.

Attachments:        Draft Planning Commission Resolution  
                         Exhibit "A" - Draft Findings  
                         Exhibit "B" - Draft Conditions of Approval  
                         Applicant's Project Description and Justification  
                         Inspection Reports  
                         Tenant Notification Letter  
                         Location Map  
                         Plans

cc:     Deputy City Manager - Dev. Svs. Director  
         Sr. Deputy City Attorney  
         City Engineer  
         Fire Protection Analyst  
         Staff (4)  
         File (2)

Keith Randle  
1320 Antigua Way  
Newport Beach, CA 92660

Occupant  
165 E. Wilson St., Unit A  
Costa Mesa, CA 92627

Occupant  
165 E. Wilson St., Unit B  
Costa Mesa, CA 92627

File: 052206PA0620PM06157	Date: 050206	Time: 9:10 a.m.
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**RESOLUTION NO. PC-06-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-06-20 AND PARCEL MAP PM-06-157**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY  
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Keith Randle, property owner, with respect to the real property located at 165 East Wilson Street, Units A and B, requesting approval of the conversion of the duplex to a common interest development (condominiums), in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 22, 2006.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-06-20/Parcel Map PM-06-157 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-06-20/Parcel Map PM-06-157 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 22<sup>nd</sup> day of May, 2006.**

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Bill Perkins, Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA   )  
  )ss  
COUNTY OF ORANGE    )

I, Kimberly Brandt, acting secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on May 22, 2006, by the following votes:

AYES:       COMMISSIONERS

NOES:       COMMISSIONERS

ABSENT:     COMMISSIONERS

ABSTAIN:    COMMISSIONERS

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Acting Secretary, Costa Mesa  
Planning Commission

**EXHIBIT "A"****FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(e) in that:
  - a. The project is compatible and harmonious with existing development and uses in the general neighborhood.
  - b. Safety and compatibility of the design of buildings, parking areas, landscaping, luminaries and other site features, which includes functional aspect of the site development such as automobile and pedestrian circulation, have been considered.
  - c. The project is consistent with the General Plan in that the conversion will satisfy General Plan goals that encourage additional home ownership opportunities and to improve the balance between rental and ownership housing opportunities within the City.
  - d. The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
  - e. The cumulative effect of all the planning applications has been considered.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(10) in that, although the critical vacancy rate is less than the rate established in Section 13-42(c) (Residential Common Interest Development Conversions), the condominium conversion will not result in the displacement of long-term residents, senior citizens, or school-age children because there are no senior citizens or school-age children residing in the duplex and the current tenants have not occupied the units for more than 6 months. Conversion of the apartments will provide additional home ownership opportunities and improve the ratio of rental to ownership housing within the City. To ensure that existing tenants are not displaced unreasonably, a condition is included to require that current tenants be offered right of first refusal to purchase, or the property owner pay registration fees for an apartment search service to help the tenants find a new apartment if they decline the purchase offer.
- C. The proposed single lot airspace subdivision is consistent with the City's General Plan and Zoning Ordinances.
- D. The subject property is physically suitable to accommodate PM-06-157 in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- E. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- F. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entry and/or public utility rights-of-way and/or easements within the tract.
- G. The discharge of sewage from this subdivision into the public sewer system will not



violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).

- H. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.
- I. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**EXHIBIT "B"****CONDITIONS OF APPROVAL**

- Plng. 1. Applicant shall contact the Building Safety Division, prior to recordation of the parcel map, to provide proof that the Uniform Building Code requirements for condominiums have been satisfied, to obtain a change of occupancy permit, and to complete any additional requirements created through this conversion.
2. The applicant shall offer the existing tenants right of first refusal to purchase the units with terms more favorable than those offered to the general public. If the existing tenants confirm in writing that they are not interested in purchasing the units, the property owner will pay the registration fee for an apartment referral service. The applicant shall provide the Planning Division staff a copy of the written offer and the tenants' written response prior to recordation of the parcel map. The applicant shall also provide evidence of the payment of the registration fee for an apartment referral service for tenants not accepting the purchase offer.
3. The CC&R's shall require that garage spaces be used for parking only. Any changes made to this provision require prior review and approval by the City of Costa Mesa.
4. The applicant shall show proof of compliance with all applicable conditions of approval and code requirements prior to recordation of the final map. This condition shall be completed under the direction of the Planning Staff.

# CITY OF COSTA MESA PLANNING APPLICATION

## PROJECT DESCRIPTION AND JUSTIFICATION

1. Project Address: 165 EAST WILSON Street A+B

2. Fully describe your request:

convert Duplex to Condo's

3. Justification:

A. For a Conditional Use Permit or Minor Conditional Use Permit: On a separate sheet, describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

B. For a variance or Administrative Adjustment: On a separate sheet, describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

4. This project is: (check where appropriate)

☐ In a flood zone.

☐ In the Redevelopment Area.

☐ Subject to future street widening.

☐ In a Specific Plan Area.

☐ Includes a drive-through facility.

(Special notice requirements, pursuant to GC Section 65091 (d))

5. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST reproduced on the rear of this page and have determined the project:

☒ Is not included in the publication indicated above.

☐ Is included in the publication indicated above.

Signature

Date

3-20-06

**CITY OF COSTA MESA  
DEVELOPMENT SERVICES  
BUILDING SAFETY DIVISION  
77 FAIR DRIVE, P.O. BOX 1200  
COSTA MESA, CALIFORNIA 92628-1200  
714-754-5629**

**DATE: 03-23-06**

**PROJECT: Residential Common Interest Development Conversion**

**ADDRESS: 165 East Wilson units A and B  
CITY: COSTA MESA**

Per sec.13-42 (f), (2) City of Costa Mesa zoning code. A property review inspection was conducted. The following items were noted. There are 2 units, comments listed for each unit.

- 1) No violations or hazardous conditions found. This building has been recently constructed, inspected, and approved to current code requirements.
- 2) Please refer to permit numbers B04-01973, E05-00357, G04-00021, M05-00202, and P05-00292.

*Bill Nunes*  
*Senior Inspector*

*architecture*  
*planning*  
*interiors*

City of Costa Mesa  
77 Fair Drive  
P O Box 1200  
Costa Mesa Ca  
92628-1200

Re 165 East Wilson Street A & B  
Conversion from apartments to Condo's

Dear Sir/Madam

In response to section 13-42. Residential Common Interest Development Conversion (c) (2).

The above referenced property was constructed in 2005 with a final on the project approx 11/11/05.

The roof is a 40-year composition roof.

The foundation is slab on grade life expectancy is over 80 years.

The heating in each unit is a 70,000 BTU Pane 3 ton furnace in the attic, life expectancy is probably about 25-40 years.

The Air conditioning unit in each unit is a 12 Seer Payne 3 ton condenser unit outside, life expectancy is probably about 25-40 years.

Each unit has a 100 amp electrical panel, life expectancy is probably 25-50 years.

The plumbing is A.B.S. drains and copper water supply; there are separate water meters for each unit, life expectancy is probably 25-50 years.

There are separate gas meters for each unit, life expectancy is probably about 25-40 years.

There is a 3 bedroom 3 bathroom front unit (A).

There is a 3 bedroom 2 bathroom back unit (B)

There are 6 garages plus 2 additional parking spaces one of which is completely covered.

Sincerely

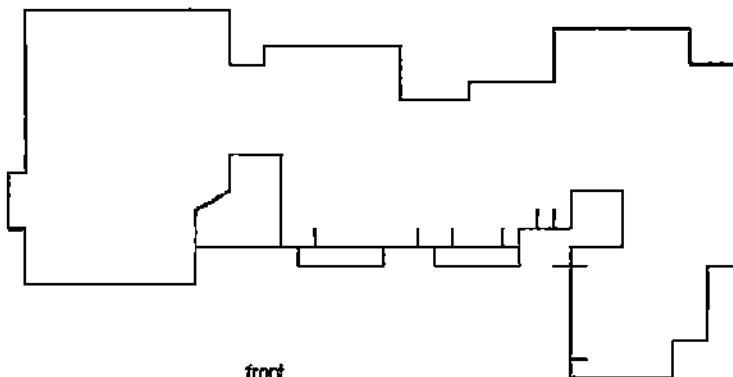


Mark Feale  
Licensed Architect  
C-22162

**WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT**

BUILDING NO. <b>165</b>	STREET, CITY, STATE, ZIP <b>East Wilson Street, Costa Mesa CA 92627</b>	Date of Inspection <b>3/23/2006</b>	No. of Pages <b>4</b>
 <p> <b>Accurate Termite and Pest Control</b>  <b>13865 Alton Parkway, Suite #8</b>  <b>Irvine, CA 92618</b>  <b>Ph: (949) 461-3390 Fax: (949) 461-3391</b>  <b>Registration # PR4527</b>  <b>Contractor's License #850092</b> </p>			
Firm Registration No. <b>PR 4527</b> Ordered By: <b>165 East Wilson Street</b> <b>Costa Mesa, CA 92627</b>		Report No. <b>6379</b> Property Owner/Party of Interest <b>Coldwell Banker Previews</b> <b>40 Newport Center Dr. #100</b> <b>Newport Beach, CA 92660</b> <b>Attn: Keith Randall</b> <b>949/640-3688 949/640-3610</b>	
		Escrow No. Report Sent To: <b>Coldwell Banker Previews</b> <b>40 Newport Center Dr. #100</b> <b>Newport Beach, CA 92660</b> <b>Attn: Keith Randall</b> <b>949/640-3688 949/640-3610</b>	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: <b>Two story duplex, wood and stucco, attached garages, composition roof</b>		Inspection Tag Posted: <b>Garage</b>	
		Other Inspection Tags: <b>None</b>	
An inspection has been made to the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.			
Subterranean Termites <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/>			
If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.			

diagram not to scale



front

Inspected by Ralph Garcia License No. OPR 10558 Signature Ralph Garcia

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 1418 Howe Ave., Ste. 14, Sacramento, California 95825-3204.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control board at (916) 561-8708, or (800) 737-8188 or [www.pestboard.ca.gov](http://www.pestboard.ca.gov).

43M-41 (Rev. 10/01)

14

## PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

165	East Wilson Street, Costa Mesa CA 92627	3/23/2006	6379
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

Thank You for choosing **ACCURATE TERMITE CONTROL AND PEST CONTROL**. We strive for perfection and excellence in the performance of all inspections and corrective work performed. We have performed a careful visual inspection of your structure(s) and have selected the best means of control as outlined within this report. If you have any questions, please contact our office at (949) 461-3390 or 1-888-584-7187.

"NOTICE: The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings. However, recommendations to correct these findings may vary from. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed in this report that may be less costly."

AN INSPECTION AND REPORT FEE OF \$85.00 IS DUE UPON RECEIPT OF THIS REPORT, UNLESS PREVIOUS ARRANGEMENT ARE MADE.

\*\* The Inspection Fee will be waived if Accurate Termite Control And Pest Control completes the recommended work

\*\* Should an escrow transaction cancel, it is to be the responsibility of the owner(s) to pay this fee within

30 days of the cancelled escrow at which time interest may incur.

\*\* Any one item of treatment/repair or a combination of items will have a minimum charge of \$325

\*\* An additional fee of \$85 is due upon receipt of a re-inspection report

\*\* The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a Monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

\*\* If a building permit is required, this will be at an additional expense to the owner.

In the case of FUMIGATION it is to be understood that this company subcontracts this service to a state licensed fumigator. Our costs are for administration services and scheduling of the provided services.

When structural repairs are performed, every attempt will be made to match existing wood sizes, however replacement material size and finish may differ from original construction material. If special milling is required, it may be at an additional cost to the owner(s).

During the course of eave repairs, possible damage may occur to the eave gutter(s). Accurate Termite Control and Pest Control can not and will not be held liable for any damage to the gutter system.

Accurate Termite and Pest Control is not responsible for work completed by others, recommended or not, including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others.

The exterior surface of the roof was not inspected. You should contact a roofing contractor, licensed by the Contractor's State License Board to determine the water tightness of the roof.

Local Treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated.

During the course of treatment for Subterranean or Drywood Termite infestations, it may become necessary to drill thru the concrete slab or into wall voids. It is to be understood that Accurate Termite and Pest Control is not and will not be held liable or responsible for damage any Plumbing, Gas or Electrical lines, etc., which may be imbedded, behind or below the concrete slab or finished walls. The owner does hereby assume any and all responsibility of such damage.

Mold identification, condition(s) and remediation is outside the scope of this company's licenses. Certification and/or warranties must be obtained by the individual(s) performing such remediation.

For consumer information regarding Structural Pest Control, visit the STRUCTURAL PEST CONTROL BOARD'S web site at 'WWW.Pestboard.Ca.Gov.'

'Accurate Termite and Pest Control' is a DBA of 'JALD Enterprises Inc.'

ACCURATE TERMITE AND PEST CONTROL - License No. PR 4527

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

165 East Wilson Street, Costa Mesa CA 92627

3/23/2006

6379

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

This is to certify that the structure described herein was inspected on the indicated date in accordance with the Structural Pest Control Act-Rules and Regulations adopted thereto, and that no evidence of active infestation(s) or infection(s) were found in the visible and accessible areas.





Accurate Termite and Pest Control  
13865 Alton Parkway, Suite #8  
Irvine, CA 92618  
Ph: (949) 461-3390 Fax: (949) 461-3391  
Registration # PR4527  
Contractor's License #850092

DATE REPORT # ESCROW #  
03/24/2006 6379

PROPERTY LOCATION  
165 East Wilson Street, Costa Mesa CA 92627

TO: Coldwell Banker Previews  
40 Newport Center Dr. #100  
Newport Beach, CA 92660  
ATTN: Keith Randall

006600	03/23/2006	Inspection	\$85.00
Balance Due:			\$85.00

RETAIN THIS COPY FOR YOUR RECORDS

DUE AND PAYABLE WITHIN 10 DAYS

1.5% per month charged on all past due accounts. This is an annual percentage rate of 18%

(Interest charged pursuant to the Robinson-Patman Act)

NOTICE: "Under the Mechanics' Lien law, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has the right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

THANK YOU FOR YOUR BUSINESS

17

Bonnie Badenouch  
Cindy Leigh Cook  
165 East Wilson Street B  
Costa Mesa, Ca  
92627

Dear Bonnie and Cindy

The owners of this building, at 165 East Wilson Street Costa Mesa Ca 92627, plans to file a tentative map with the City of Costa Mesa, County of Orange, to convert this building to a condominium project. You shall be given notice of each hearing for which notice is required pursuant to section 66451.3 and 66452.5 of the Government Code, and you have the right to appear and the right to be heard at any such hearing.



Keith Randle.

3/21/06



Robyn Randle

1 Acknowledge receipt

Bonnie Badenouch  
Bonnie Badenouch

Cindy Leigh Cook  
Cindy Leigh Cook

Charlie and Kelly Waite  
165 East Wilson Street A  
Costa Mesa, Ca  
92627

Dear Charlie and Kelly

The owners of this building, at 165 East Wilson Street Costa Mesa Ca 92627, plans to file a tentative map with the City of Costa Mesa, County of Orange, to convert this building to a condominium project. You shall be given notice of each hearing for which notice is required pursuant to section 66451.3 and 66452.5 of the Government Code, and you have the right to appear and the right to be heard at any such hearing.



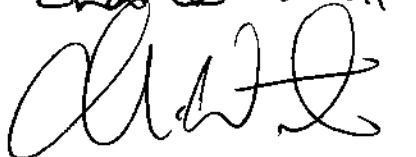
Keith Randle.

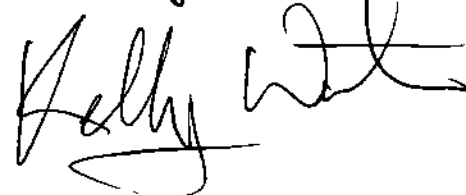


Robyn Randle

3.21-06

I acknowledge receipt

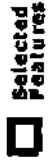
Charlie Waite  


Kelly Waite  


# ZONING/LOCATION MAP

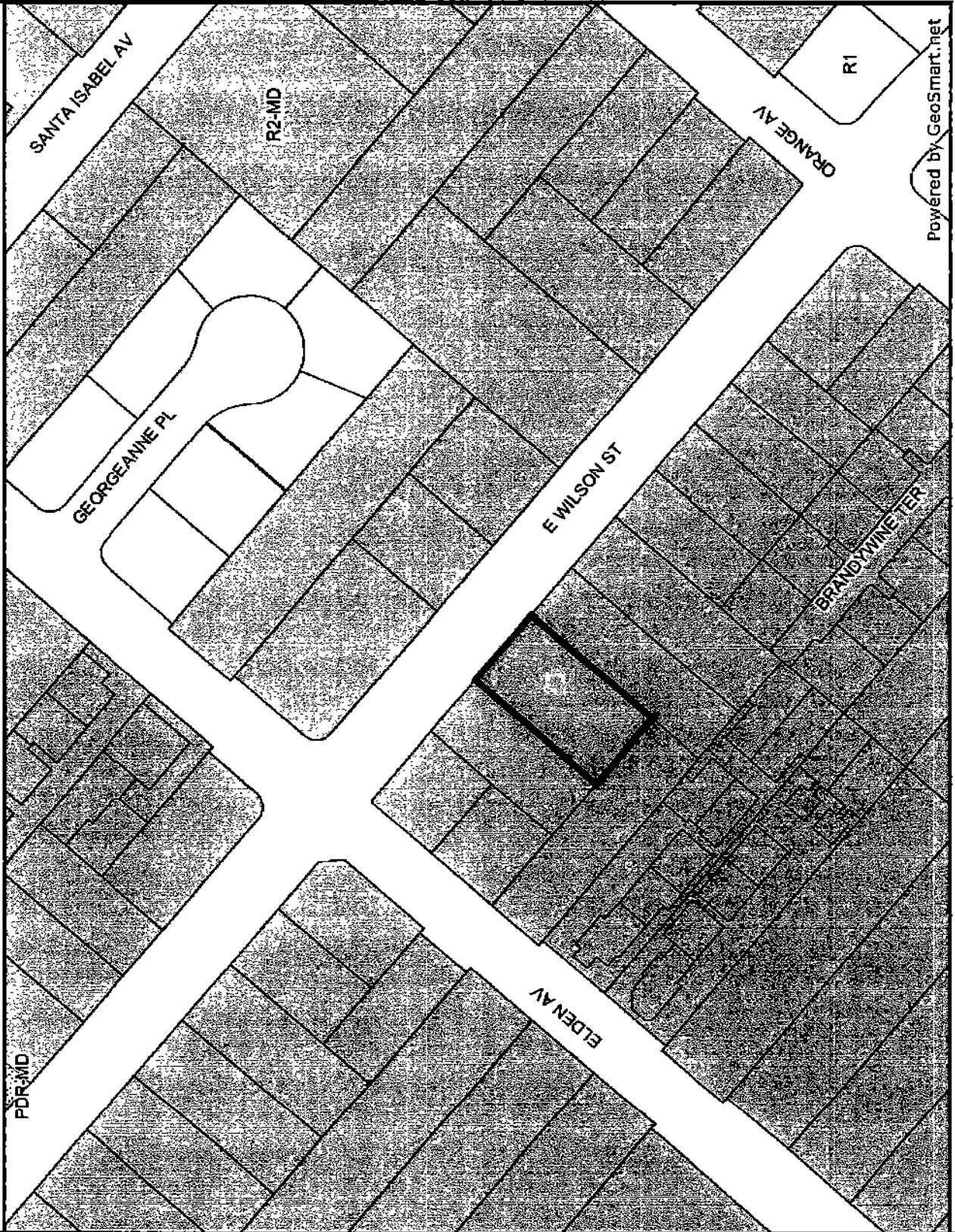
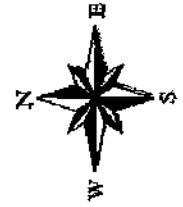
165 East Wilson Street

## Legend



Selected Features  
Street Names  
Parcel Lines  
City Boundary  
Zoning

AP C1 C1-S C2 CL IAR IAR-S MG MP P PDC PDI PDR-MD PDR-LD PDR-MD PDR-NCH R1 R2-MD R3-MD R3 TC parcels



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WINDOW SCHEDULE		TYPE		CLASS		UNIT		QTY		TOTAL		REMARKS	
1	1	1	1	1	1	1	1	1	1	1	1	1	1
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# KEY NOTES - FLOOR PLAN

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
- 3. ALL FLOORS ARE 4" THICK CONCRETE ON 8" RIGID INSULATION.
- 4. ALL ROOFS ARE 6" THICK CONCRETE ON 4" RIGID INSULATION.
- 5. ALL CEILING ARE 5" THICK Gypsum Board.
- 6. ALL PARTITIONS ARE 5" THICK Gypsum Board.
- 7. ALL DOORS ARE 1 3/4" THICK SOLID CORE.
- 8. ALL WINDOWS ARE 1/2" THICK ALUMINUM FRAME.
- 9. ALL STAIRS ARE 10" THICK CONCRETE.
- 10. ALL ELEVATIONS ARE IN FEET AND INCHES.
- 11. ALL FINISHES ARE AS NOTED.
- 12. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.
- 13. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
- 14. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL, ELECTRICAL AND PLUMBING CODES AND STANDARDS.
- 15. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FIRE PROTECTION CODES AND STANDARDS.
- 16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENVIRONMENTAL DESIGN CODES AND STANDARDS.
- 17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ACCESSIBILITY CODES AND STANDARDS.
- 18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENERGY EFFICIENCY CODES AND STANDARDS.
- 19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SUSTAINABLE DESIGN CODES AND STANDARDS.
- 20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE HEALTH AND SAFETY CODES AND STANDARDS.

## WALL LEGEND

WALL	DESCRIPTION
1	1/2" THICK CONCRETE
2	1/2" THICK Gypsum Board
3	1/2" THICK ALUMINUM FRAME
4	1/2" THICK SOLID CORE
5	1/2" THICK CONCRETE
6	1/2" THICK Gypsum Board
7	1/2" THICK ALUMINUM FRAME
8	1/2" THICK SOLID CORE
9	1/2" THICK CONCRETE
10	1/2" THICK Gypsum Board
11	1/2" THICK ALUMINUM FRAME
12	1/2" THICK SOLID CORE
13	1/2" THICK CONCRETE
14	1/2" THICK Gypsum Board
15	1/2" THICK ALUMINUM FRAME
16	1/2" THICK SOLID CORE
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18	1/2" THICK Gypsum Board
19	1/2" THICK ALUMINUM FRAME
20	1/2" THICK SOLID CORE

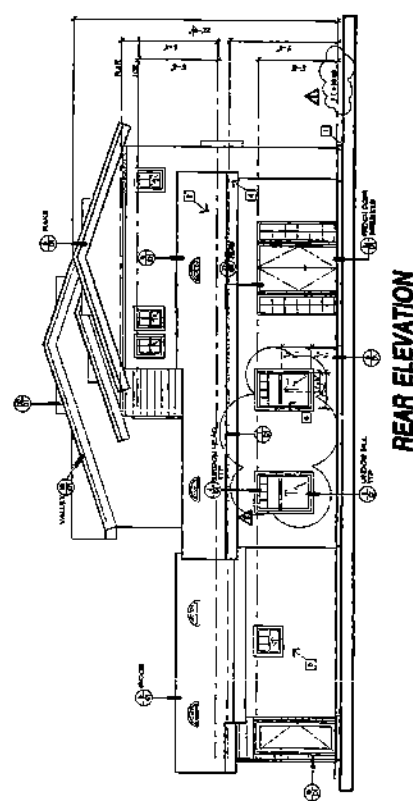
WALL	DESCRIPTION
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2	1/2" THICK Gypsum Board
3	1/2" THICK ALUMINUM FRAME
4	1/2" THICK SOLID CORE
5	1/2" THICK CONCRETE
6	1/2" THICK Gypsum Board
7	1/2" THICK ALUMINUM FRAME
8	1/2" THICK SOLID CORE
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10	1/2" THICK Gypsum Board
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16	1/2" THICK SOLID CORE
17	1/2" THICK CONCRETE
18	1/2" THICK Gypsum Board
19	1/2" THICK ALUMINUM FRAME
20	1/2" THICK SOLID CORE

FILE DATE 3/7/05

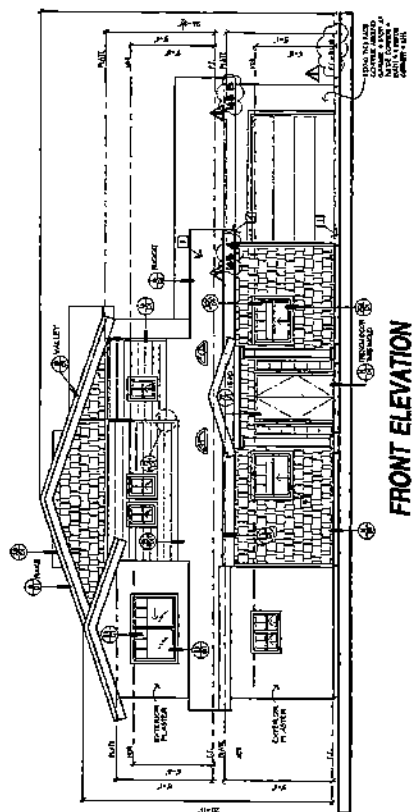
**SMOLINGETS MÖRDER**

**RANDLE DUPLEX**  
165 E. WILSON ST.  
COSTA MESA, CA

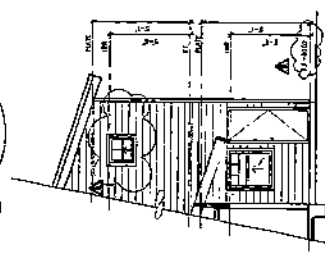
IMAGINE THAT



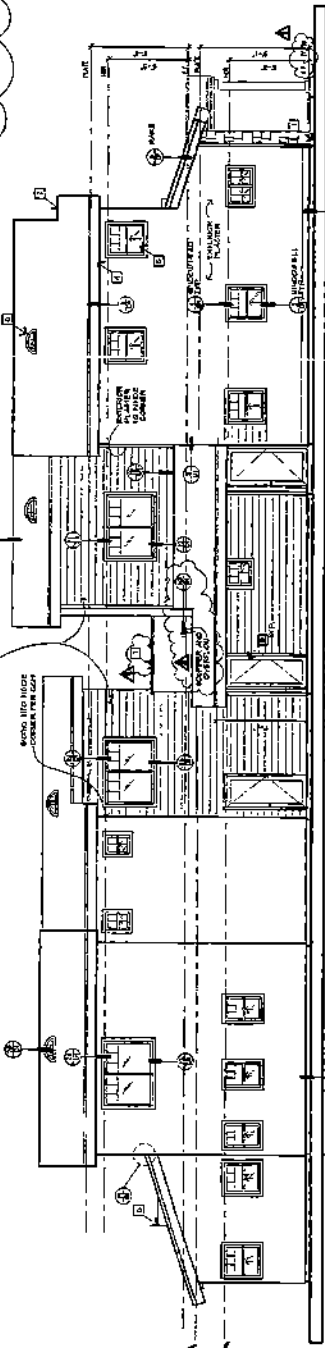
## REAR ELEVATION



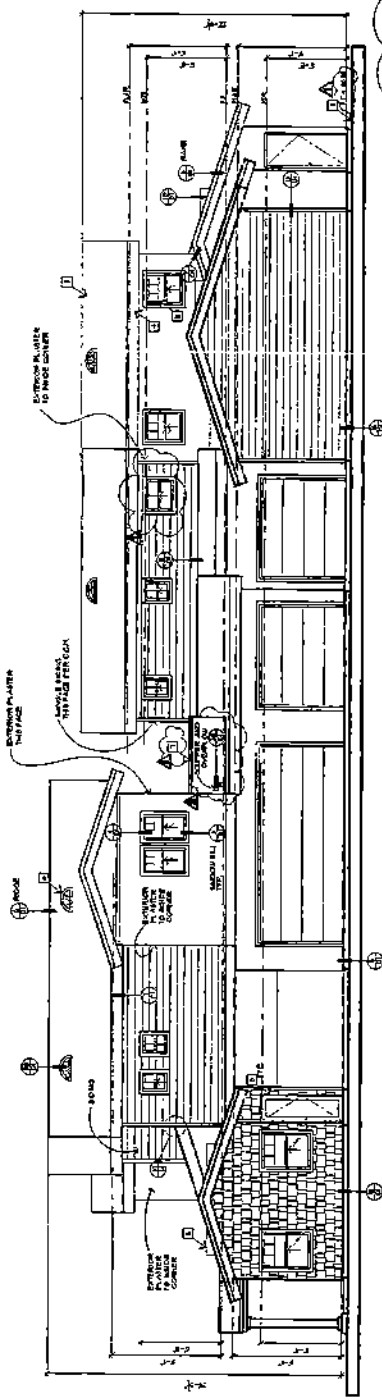
**FRONT ELEVATION**



**FRONT UNIT BED #1**



**LEFT ELEVATION**



## RIGHT ELEVATION

WOOD SIDING ▲

**SHINGLE**

MADE WITH POLYESTER, GLASS AND GLASS FIBRE REINFORCING FABRIC.  
WEIGHT 1.50 KG/M<sup>2</sup> (3.15 LB/SQ YD).  
SIZES: 1000 X 650 MM (39.4 X 25.6 INCHES).  
MADE IN THE NETHERLANDS BY BAKKER PLASTER  
B.V. 3512 CA DORDRECHT, THE NETHERLANDS.

**T & G SHEATHING SOFFIT**

MADE WITH POLYESTER T & G REINFORCING FABRIC.  
WEIGHT 1.50 KG/M<sup>2</sup> (3.15 LB/SQ YD).  
SIZES: 1000 X 650 MM (39.4 X 25.6 INCHES).  
MADE IN THE NETHERLANDS BY BAKKER PLASTER  
B.V. 3512 CA DORDRECHT, THE NETHERLANDS.

**EXTERIOR PLASTER**

EXTERIOR PLASTER WITH A BAKKER PLASTER  
EXTERIOR FINISH.  
WEIGHT 1.50 KG/M<sup>2</sup> (3.15 LB/SQ YD).  
SIZES: 1000 X 650 MM (39.4 X 25.6 INCHES).  
MADE IN THE NETHERLANDS BY BAKKER PLASTER  
B.V. 3512 CA DORDRECHT, THE NETHERLANDS.

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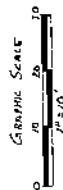
FOR CONCOMITANT RELEASES

DATE OF SURVEY  
MAY 16, 2006

LEGAL DESIGNATION \_\_\_\_\_

one Eastwastly 73 feet of the Northwastly 200 feet of Lot 84 and the Southwastly 70 feet of the Northwastly 200 feet of the Northwastly half of Lot 86, of Tract 106, in the City of Kern, Kern County, State of California, as per map recorded in Book 14, Pages 11 and 12 of Miscellaneous Maps, records of Orange County.

Excerpted from the Southwastly 80 feet of the Northwastly half of Lot 84



Assistant District Attorney  
409-261-018

AREA SUMMARY  
PROPOSED PARCEL 1 = 707,538 (A208AL)

Phone Number or Fax #

FLAND ZONE  
ZONE "X" - OUTLINE THE 500M.  
FLAND BOUNDARIES

PURPOSE  
THE PURPOSE OF THIS PROJECT WAS  
1) TO CONVEY 2 EXISTING APARTMENTS  
WITH 2 COMMUNITARIANS.

BALU OF BERNING  
THE CHURCH OF WILSON STREET  
BERNING N 50° 11' 48" W AT SPAN AND  
SPAN 100' MEAS. 14/11/12-

PREPARED BY  
VALLEY CONSULTANTS, INC  
P.O. BOX 1080  
NEWPORT BEACH, CA 92650

OWNER'S SUPPLIERS  
KEITH RANDOLPH & ROBYN RANDOLPH, TRUSTEES  
OF THE RANDOLPH FAMILY  
1320 ANTIQUA WAY  
GREENSBORO, NC 27407

SITE ADDRESS  
165 E WILSON STREET  
CHICAGO, ILL 60622

NO.	DATE	DESCRIPTION	AMOUNT	PAID BY	REMARKS
1	10/10/1988	RECEIVED	100.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
2	11/15/1988	PAID	50.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
3	12/20/1988	RECEIVED	75.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
4	01/05/1989	PAID	25.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
5	02/18/1989	RECEIVED	150.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
6	03/22/1989	PAID	100.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
7	04/10/1989	RECEIVED	80.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
8	05/01/1989	PAID	30.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
9	06/15/1989	RECEIVED	120.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
10	07/08/1989	PAID	60.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
11	08/25/1989	RECEIVED	90.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
12	09/12/1989	PAID	40.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
13	10/03/1989	RECEIVED	110.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
14	10/28/1989	PAID	55.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
15	11/10/1989	RECEIVED	130.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
16	11/25/1989	PAID	70.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
17	12/05/1989	RECEIVED	140.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
18	12/18/1989	PAID	85.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
19	01/02/1990	RECEIVED	160.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
20	01/15/1990	PAID	95.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
21	01/28/1990	RECEIVED	170.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
22	02/10/1990	PAID	105.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
23	02/22/1990	RECEIVED	180.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
24	03/05/1990	PAID	115.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
25	03/18/1990	RECEIVED	190.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
26	03/30/1990	PAID	125.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
27	04/12/1990	RECEIVED	200.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
28	04/25/1990	PAID	135.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
29	05/08/1990	RECEIVED	210.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
30	05/20/1990	PAID	145.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
31	06/02/1990	RECEIVED	220.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
32	06/15/1990	PAID	155.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
33	06/28/1990	RECEIVED	230.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
34	07/10/1990	PAID	165.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
35	07/22/1990	RECEIVED	240.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
36	08/05/1990	PAID	175.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
37	08/18/1990	RECEIVED	250.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
38	08/30/1990	PAID	185.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
39	09/12/1990	RECEIVED	260.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
40	09/25/1990	PAID	195.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
41	10/08/1990	RECEIVED	270.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
42	10/20/1990	PAID	205.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
43	11/02/1990	RECEIVED	280.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
44	11/15/1990	PAID	215.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
45	11/28/1990	RECEIVED	290.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
46	12/10/1990	PAID	225.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
47	12/22/1990	RECEIVED	300.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
48	01/05/1991	PAID	235.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
49	01/18/1991	RECEIVED	310.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
50	01/30/1991	PAID	245.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
51	02/12/1991	RECEIVED	320.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
52	02/25/1991	PAID	255.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
53	03/08/1991	RECEIVED	330.00	JOHN DOE	FOR CONDOMINIUM PURPOSES
54	03/20/1991	PAID	265.00	JANE SMITH	FOR CONDOMINIUM PURPOSES
55	04/02/1991	RECEIVED	340.00	JOHN DOE	FOR CONDOMINIUM PURPOSES

PM.06.157